

**58 Eagle Road N**  
**Lethbridge, Alberta**

**MLS # A2244560**



**\$599,000**

<b>Division:</b>	Park Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, oven (negotiable), dishwasher, washer/dryer, microwave, window coverings, shed, built-in gas bbq, sauna (negotiable), sound system throughout house, doorbell cameras, inside TV mounts

Here's your chance to move into a home with tons of special features! Welcome to 58 Eagle Road N in Lethbridge. This two story home has seen tons of updates over the years and has all of the modern touches you'd ever want. Featuring a main level with tons of natural light, the living room area is perfect for entertaining. It flows naturally into a great dining area and a big kitchen that has seen tons of appliance upgrades. There's also a laundry room on this level and a 2pc bathroom. Last but certainly not least, the family room is nice and cozy and perfect for relaxing after a long day. The upper level has a spar bedroom and an amazing primary bedroom complete with a 6pc bathroom and massive walk-in closet. Downstairs has another bedroom along with a sizeable rec room, a 3pc bathroom, and a huge storage room. Your new backyard will certainly be envied by friends and family as it has a big deck with a built-in gas bbq. Along with tons of green space, this backyard will be utilized throughout the warm southern Alberta months. The garage out back is perfect for car enthusiasts as it features plenty of space for all of your projects. This one won't last long &mdash; contact your favourite REALTOR &reg; today!